

Food preparation
Hotel-motel
Outdoor entertainment
Research services
Drop-off recycling collection
facility

Funeral services
Indoor entertainment
Pawn shop services
Theater

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2 B. The following uses are conditional for the Property:
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4 Medical offices – exceeding 5000
5 sq. ft. gross floor area

6 C. A general retail sales (general) use shall be limited to 5,000 square feet gross
7 floor area.

8 D. A personal improvement services use shall be limited to 5,000 square feet gross
9 floor area.

10 E. Outdoor seating for a restaurant (general) or a restaurant (limited) use shall be
11 limited to 2,000 square feet.

12 F. The maximum height of a building or structure on the Property shall be limited
13 to 40 feet.

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15 Except as specifically restricted under this ordinance, the Property may be used in
16 accordance with the regulations established for the community commercial (GR) district
17 and other applicable requirements of the City Code.

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19 **PART 3.** The Property is subject to Ordinance No. 20081211-098 that established zoning
20 for the Oak Hill Combined Neighborhood Plan.
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PART 4. This ordinance takes effect on _____, 2017.

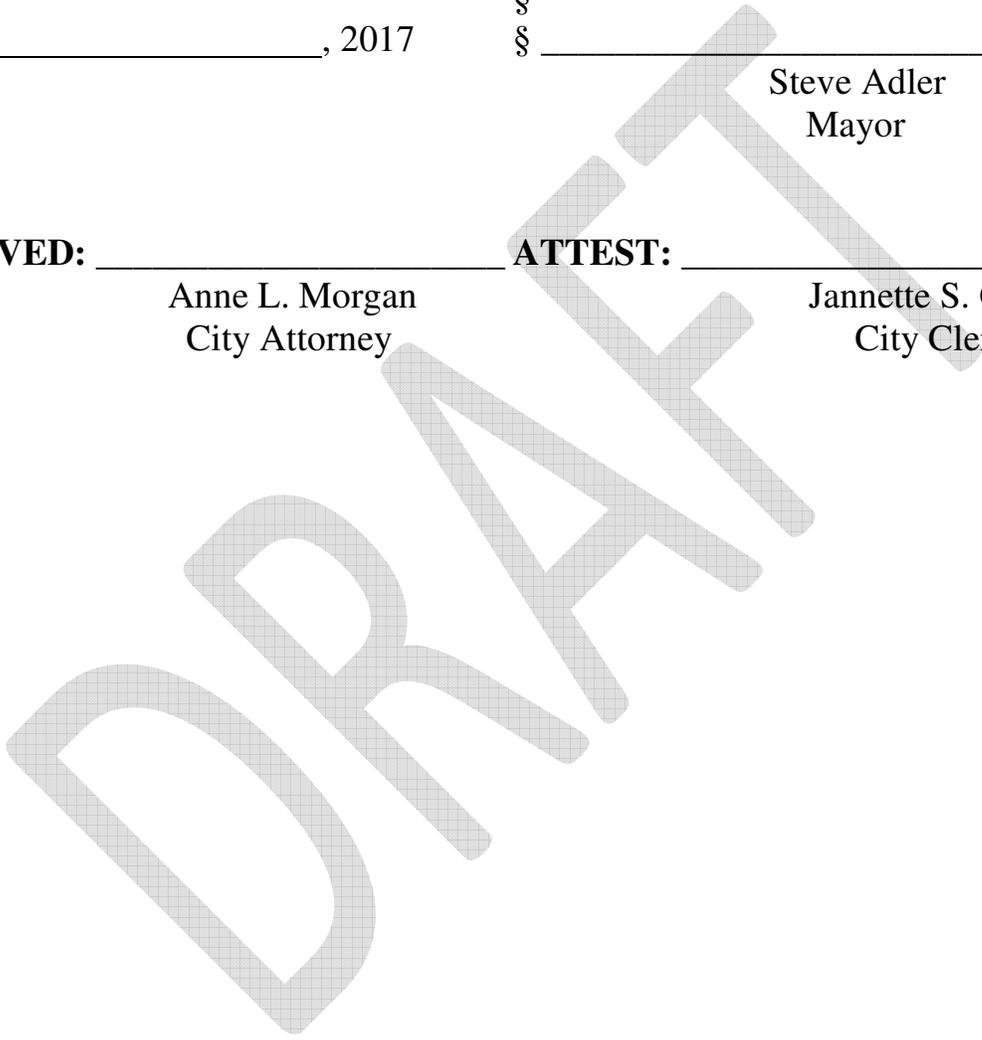
PASSED AND APPROVED

_____, 2017 §
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Steve Adler
Mayor

APPROVED: _____
Anne L. Morgan
City Attorney

ATTEST: _____
Jannette S. Goodall
City Clerk



THENCE continuing along the east line of said Lot 1 and along the west line of said Lot 2, Block P, $S05^{\circ}03'23''E$, 87.50 feet to a 5/8 inch iron found for the southeast corner of said Lot 1 and the northeast corner of Lot 2 of said Block D;

THENCE, departing the west line of said Lot 2, Block P, along the south lines of said Lot 1 and the north lines of said Lot 2, Block D the following five (5) courses:

1. $S80^{\circ}21'41''W$, 55.60 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found,
2. $N81^{\circ}56'36''W$, 101.75 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found,
3. $N42^{\circ}13'01''W$, 99.08 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found,
4. $N64^{\circ}07'52''W$, 46.84 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found, and
5. $S85^{\circ}22'32''W$, 426.91 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found for the southwest corner of said Lot 1 and the northwest corner of said Lot 2, Block D on the east R.O.W. line of Terravista Drive, 70 foot wide R.O.W., dedicated by said Lantana Phase 1, Section 2;

THENCE along the west lines of said Lot 1 and said east R.O.W. line the following four (4) courses:

1. $N19^{\circ}31'17''E$, 72.35 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found for a point of curvature,
2. a distance of 228.11 feet along the arc of a curve to the left whose radius is 535.00 feet, central angle is $24^{\circ}25'44''$ and whose chord bears $N07^{\circ}18'25''E$, 226.38 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found for a point of tangency,
3. $N04^{\circ}54'27''W$, 294.19 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found for a point of curvature, and
4. a distance of 39.09 feet along the arc of a curve to the right whose radius is 25.00 feet, central angle is $89^{\circ}35'34''$ and whose chord bears $N39^{\circ}53'19''E$, 35.23 feet to a 5/8 inch iron rod with plastic cap marked "RL SURVEYING" found for the most northerly northwest

corner of said Lot 1 on the said south R.O.W. line of Southwest Parkway and a point of tangency;

THENCE along the north line of said Lot 1 and said south R.O.W. line N84°41'06"E, 620.37 feet to the POINT OF BEGINNING containing 9.107 acres of land more or less.



Clifton Seward
01/27/16

